



**Planning Staff Report to  
Greenville Planning Commission  
March 10, 2022  
for the March 17, 2022 Public Hearing**

---

**Docket Number:** SD 22-128  
**Applicant:** Whitelane Acquisitions, LLC (Christopher Laney)  
**Property Owner:** Fair Forest of Greenville, LLC  
**Property Location:** 200 Fairforest Way  
**Tax Map Number(s):** M011010100307  
**Acreage:** 8.55 acres  
**Zoning:** S-1, Service District  
**Proposal:** Major subdivision for a 79 lot single-family attached residential development

**Staff Recommendation:** **APPROVE with Staff comments and conditions**

**Applicable Sections of the City of Greenville Code of Ordinances:**

Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*  
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*  
Sec. 19-2.3.13(A), *Land development, Subdivision*  
Sec. 19-6.7.2, *Access standards*  
Sec. 19-6.7.3, *Utility standards*

**Project Overview:**

The applicant proposes a major subdivision of 1 lot into 78 lots of a larger parcel, for a single-family attached residential development, located on Fairforest Way and Ridge Road. This includes 78 lots to be improved with attached residential units and one common area lot. This development proposes the installation of two new private streets with full access off Fairforest Way, Ridge Road, and Global Drive. Sidewalks are to be installed along the new streets, along Ridge Road, and will connect to the existing sidewalk on Fairforest Way. Common Open Space is provided in areas throughout the development.

**Procedural Requirements:**

***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and City Staff in the Planning, Civil Engineering, Environmental Engineering, Traffic Engineering and Fire departments prior to submittal of this development plan. Discussions focused around orientation of units towards existing streets, parking, street layout and connectivity, sidewalks, stormwater, tree requirements and traffic. Modifications made after the meeting reflect plans that more closely align with the overall goals of the City, but still include some design deficiencies.

***Neighborhood Meeting***

The Applicant held a neighborhood meeting on February 7, 2022, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and their concerns is included at the end of this report. A member of City Planning Staff attended this meeting.

### **Site Information**

---

The applicant proposes to subdivide 1 lot into 79 lots for a single-family attached development, extending from Fairforest Way to Ridge Road, to the rear of Global Trade Park on Global Drive, and across Ridge Road from JL Mann High School.

The property is zoned S-1, Service District. Adjacent land uses include townhomes to the south and east and industrial to the west and north. The GVL2040 Future Land Use Map shows this property as a "Community Mixed Use" designated area, which are characterized as follows:

They serve the larger Greenville community and contain a diverse mix of mid-size to large-size employers in commercial, light manufacturing/ industrial, distribution, medical offices, institutional, etc. Multi-family developments are also included with appropriate buffers when adjacent to high intensity uses.

### **Staff Analysis:**

---

#### ***Development Use, Layout and Dimensional Requirements***

The S-1, Service District allows for a density of up to 20 residential units per acre, with no minimum lot size. The total acreage for this project is 8.55 acres, which could allow 171 residential dwellings.

The conceptual location of units on the plan provide evidence that a compliant layout that conforms to applicable dimensional standards, for single-family attached residences, is feasible. Requirements to replace the hammerhead on the south end of Muscovy Trail necessitates a reconfiguration of lots to accommodate a cul-de-sac, and dimensional standards will similarly apply to those lots.

#### ***Vehicle and Pedestrian Access***

The roadways throughout the development are planned to be private. The roads are proposed at a width of 24 feet from face-of-curb to face-of-curb, but through Civil Engineering Department conditions are required to be 28 feet in width. Pavement widths will need to be adjusted accordingly. The hammerhead turnaround at the south end of Muscovy Trail does not comply with the City's Design and Specification Manual, and will need to be replaced with a cul-de-sac. Civil Engineering Staff is confident this can be handled during the site plan permit review process. To maintain activation of Ridge Road, installation of an offset cul-de-sac should be offset towards the interior of the property.

The development has three vehicular entrances – a right-in/right-out access off Fairforest Way, a full access opposite to the JL Mann entrance on Ridge Road, and a connection to Global Drive, a private drive accessing Ridge Road.

There are two proposed roadways, with road names as follows: Muscovy Trail, and Gadwall Avenue. Approval by the Planning Commission of this preliminary plat will constitute approval of the street names (subject to further approval by Greenville County E911). Any change to the street names will require review by the Planning Commission.

Sidewalks will be installed along all roadways interior to the development and along the extent of the project along Ridge Road. Interior roadways will have sidewalks along both sides of the street, except along the southern portion of Gadwell Avenue where units are located along only one side of the street. A sidewalk connection is provided along Gadwell Avenue to the existing sidewalk on Fairforest Way.

#### ***Parking***

Parking requirements for this type of development is a minimum of 2 spaces per dwelling. Parking is planned to be provided through a mixture garage and driveway parking, with guest parking provided at a rate of one space per four dwelling units. All driveway access should occur from newly constructed interior streets.

**Landscaping, Buffering & Open Space**

A tree inventory was provided, however a preliminary landscape plan has not been submitted. Compliance with tree protection standards, street tree requirements, and other landscape requirements will be enforced during site plan permit review.

The proposed plat shows open space area throughout the development. The applicant has provided the open space calculations for the development that shows an overall open space area significantly greater than that of the minimum requirement.

Open space required: 15,600 SF

Open space provided: +/-100,000 SF

The proposed plat provides plenty of space between proposed units and adjacent properties to provide landscaped buffering as needed.

**STAFF RECOMMENDATION:**

**APPROVE with Staff comments and conditions**

**Staff Comments & Conditions**

---

**Planning Comments & Conditions**

- 1) Per Land Management Ordinance 19-4.3.1(3), "Single-family attached dwellings shall comply, as applicable, with the standards in subsection 19-6.8."
- 2) Direct vehicular access to parking for individual units shall not be provided off existing streets (Ridge Road or Fairforest Way. Garages for units 1 through 31 shall face away from Ridge Road.
- 3) Parking for units shall not obstruct sidewalks proposed for the development.
- 4) To maintain activation of Ridge Road, installation of an offset cul-de-sac should be offset towards the interior of the property.

**City Engineer Conditions**

See all comments and conditions by Engineering.

**Civil Engineer Comments and Conditions****Standard Comments**

- 1) The development shall meet the requirements of Article 19-2.3.13(A) Land Development – Subdivision of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 4) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or bonded prior to approving the final plat for recording.
- 5) A Site Plan Permit shall be approved for the development of the site detailing the demolition, grading and stormwater, utility improvements and site access.

**Site Specific Comments**

- 6) Right of Way Encroachment Permits - All improvements or construction activity performed within the City's public right of way will require an approved encroachment permit.
- 7) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green

space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.

- 8) On the southeast side of Muscovy Trail, the two hammerhead road configurations will not be allowed. A cul-de-sac will be required to be built; therefore, the townhome layout in this area will need to be modified.
- 9) The typical section provided does not meet the City's standard. The road will need to be a minimum of 28 feet in width (face of curb to face of curb).

#### **Environmental Engineer Comments**

- 1) Final Plat approval will require a 25' sanitary sewer easement for the newly constructed sewer mains serving this development.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
  - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR). PSSAR form approved 12/3/2021
  - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
  - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
  - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
  - e. Each building shall require a new service fee through ReWa.
- 3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
  - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
  - b. At a minimum, a stormwater plan should include:
    - i. Proposed layout.
    - ii. Appropriate erosion control best management practice standard details.
    - iii. A construction entrance.
    - iv. A concrete washout.
    - v. Silt fence
  - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
    - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
    - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
    - c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.
  - a. Compensatory storage is required for all storage lost or displaced in a regulatory floodplain. Hydraulically equivalent compensatory storage requirements for fill or structures in a riverine

regulatory floodplain shall be at least equal to 1.5 times the volume of regulatory floodplain storage lost or displaced. Such compensation areas shall be designed to drain freely and openly to the channel and shall be located opposite or adjacent to fill areas. A deed or plat restriction is required to prohibit any modification to the compensation area. The regulatory floodplain storage volume lost below the existing ten-year frequency flood elevation must be replaced below the proposed ten-year frequency flood elevation. The regulatory floodplain storage volume lost above the ten-year existing frequency flood elevation must be replaced above the proposed ten-year frequency elevation.

- b. If the proposed development would result in a change in the mapped regulatory floodplain, regulatory floodway, or the BFE on a site, the applicant shall submit sufficient data to the city and FEMA to obtain the appropriate letter of map change (LOMC). All adjacent property owners, communities, and the state department of natural resources shall be notified prior to any alteration or relocation of a floodplain, and submit copies of such notifications to the city. A LOMC due to fill does not preclude a development from meeting the compensatory storage requirements.
- 5) *Wetland provisions:* All impacts to jurisdictional waters of the U.S. and waters of the state must be permitted in compliance with all federal and state standards. This includes any permits from the Army Corp of Engineers and any mitigation requirements.
- a. *Submittal requirements:*
    1. The applicant shall delineate all wetland area boundaries in accordance with the current federal wetland determination methodology on the plans.
    2. All federal and state permitting documents relating to wetlands shall be provided to the city along with all permits issued.
    3. All federal and state wetland monitoring reports shall be provided to the city.
  - b. *Restrictions:* Preservation of wetlands shall be provided by deed or plat restrictions.

#### **Traffic Engineer Comments and Conditions**

Ensure that a permanent agreement is in place to allow connectivity to the private driveway to the north of the site.

#### **Tree and Landscape Comment**

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.

#### **Fire Department Comments**

No comments provided for review.



# city of greenville

## APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

### Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

#### APPLICANT

#### PROPERTY OWNER

*Name:	Whitelane Acquisitions, LLC	Fair Forest of Greenville, LLC
*Title:	By Christopher Laney, Member	Authorized Agent
*Address:	Po Box 1552, Greenville	28 Global Drive, Suite 100, Greenville
*State:	South Carolina	South Carolina
*Zip:	29602	29607
*Phone:	770-596-5370	864-346-9879
*Email:	Chris@SouthernID.com	rickcauthen@pacgc.com

### PROPERTY INFORMATION

\*SELECT SUBDIVISION TYPE: \_\_\_ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) \_\_\_ Minor (2 lots)

\_\_\_ Major Final (3-10 lots)

\_\_\_ Major Final (11+ lots)

\_\_\_ Modification (Major 3+ lots)

\_\_\_ Modification (Minor 2 lots)

\*STREET ADDRESS Portion of 200 Fairforest Road

\*TAX MAP #(S) M011010100307

\*CURRENT ZONING DESIGNATION S-1

\*ORIGINAL APPLICATION #

\*SUBDIVISION PLAT #

\*SUBDIVISION NAME Alston Park

\*TOTAL ACREAGE 8.55

\*# ORIGINAL LOTS 0

\*# PROPOSED LOTS ~~82 (81 Individual Lots + 1 HOA Common)~~

79 (78 Individual Lots + 1 HOA Common)

### INSTRUCTIONS

- The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE December 6, 2021

- If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.



3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

A. Major Subdivision – New (3-10 lots)	\$300.00 – Preliminary Plat review, <i>public hearing required</i> \$300.00 – Final Plat review, <i>administrative review</i>
B. Major Subdivision – New (11+ lots)	\$550.00 – Preliminary Plat review, <i>public hearing required</i> \$550.00 – Final Plat review, <i>administrative review</i>
C. Major Subdivision – Modification	\$150.00 / \$275.00 – <i>public hearing may be required</i>
D. Minor Subdivision – New (2 lots)	\$300.00 – Summary Plat review, <i>administrative review</i>
E. Minor Subdivision – Modification	\$150.00 – <i>administrative review</i>

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.


Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

 Public Hearing signs are acknowledged as received by the applicant

 Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

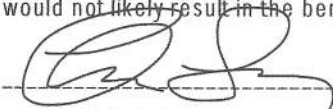
**\*APPLICANT SIGNATURE**



7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.


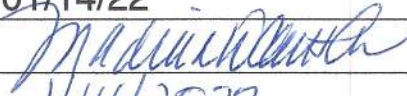


01/14/22

**\*APPLICANT SIGNATURE**

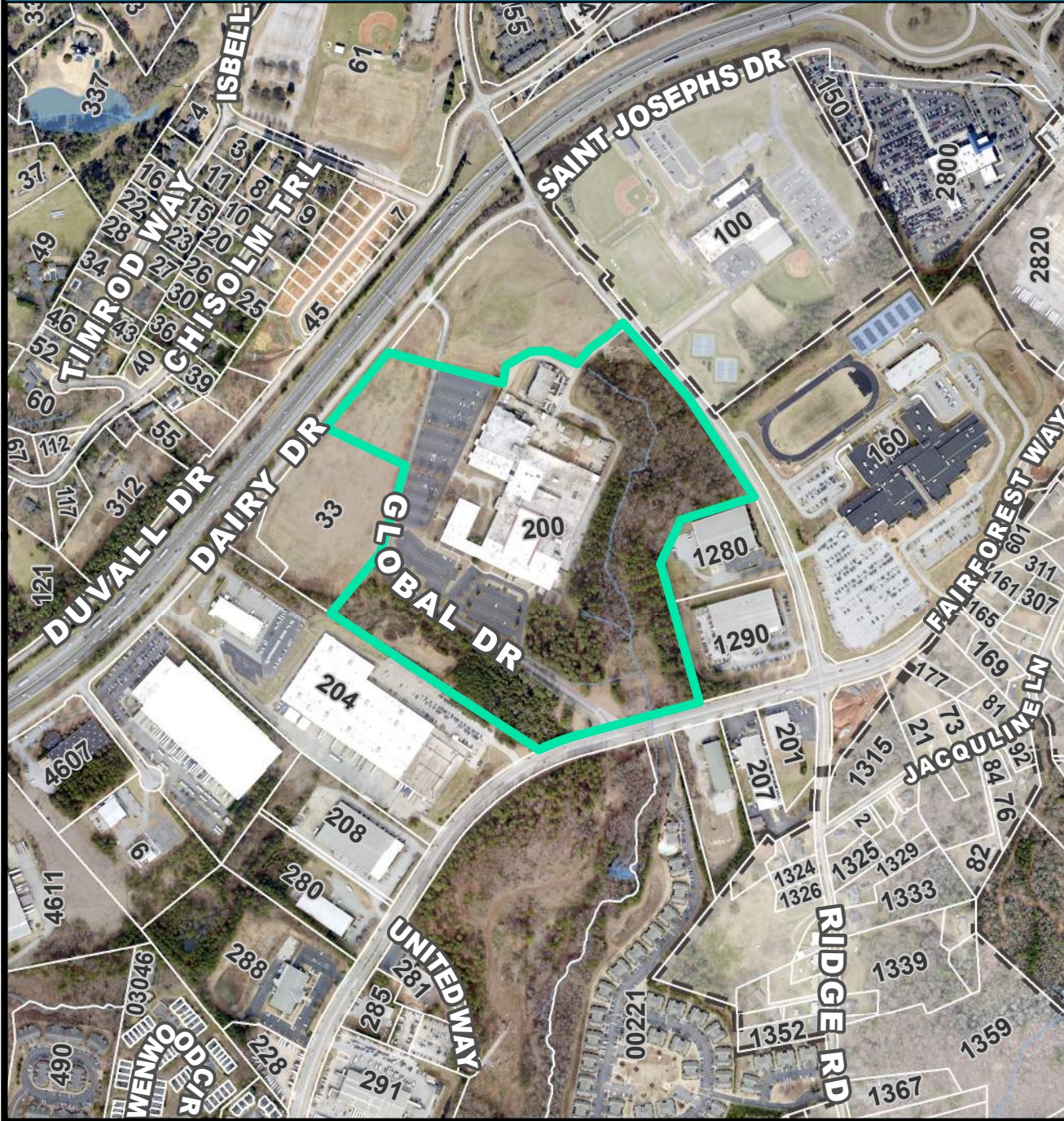
DATE

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

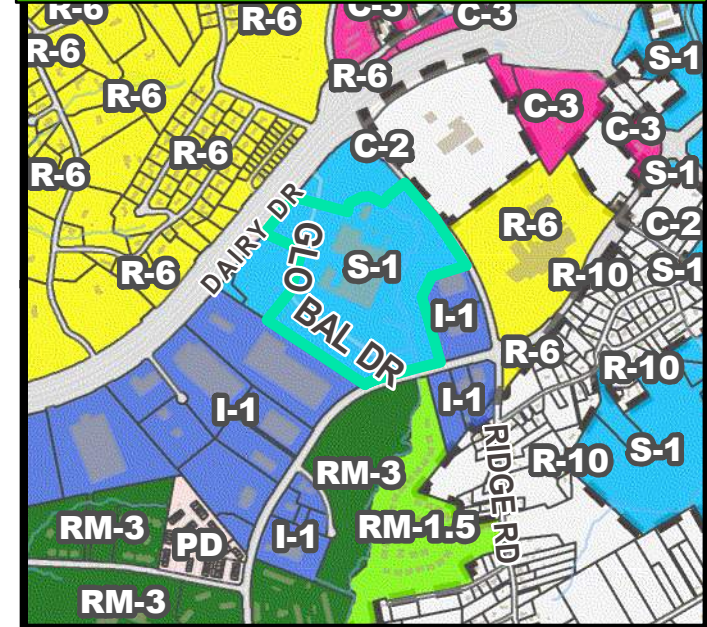
*Signatures	
Applicant	
Date	01/14/22
Property Owner/Authorized Agent	
Date	1/14/2022



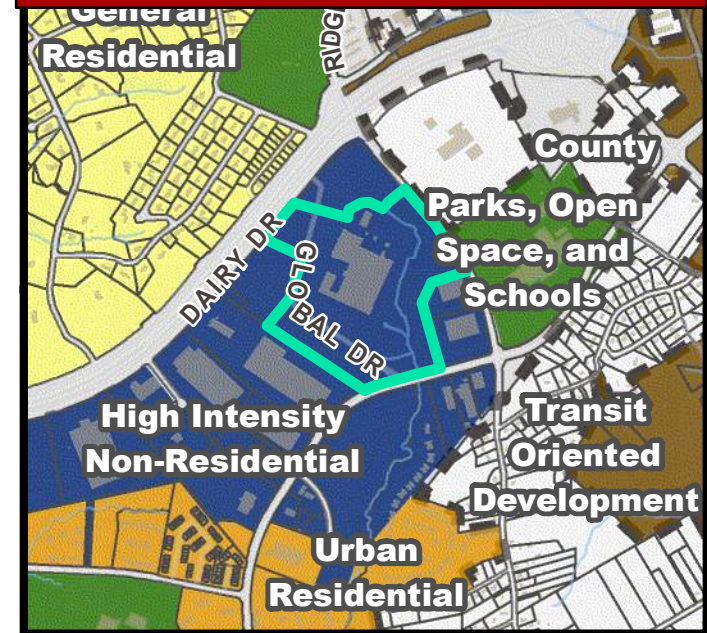
AERIAL VIEW



CURRENT ZONING

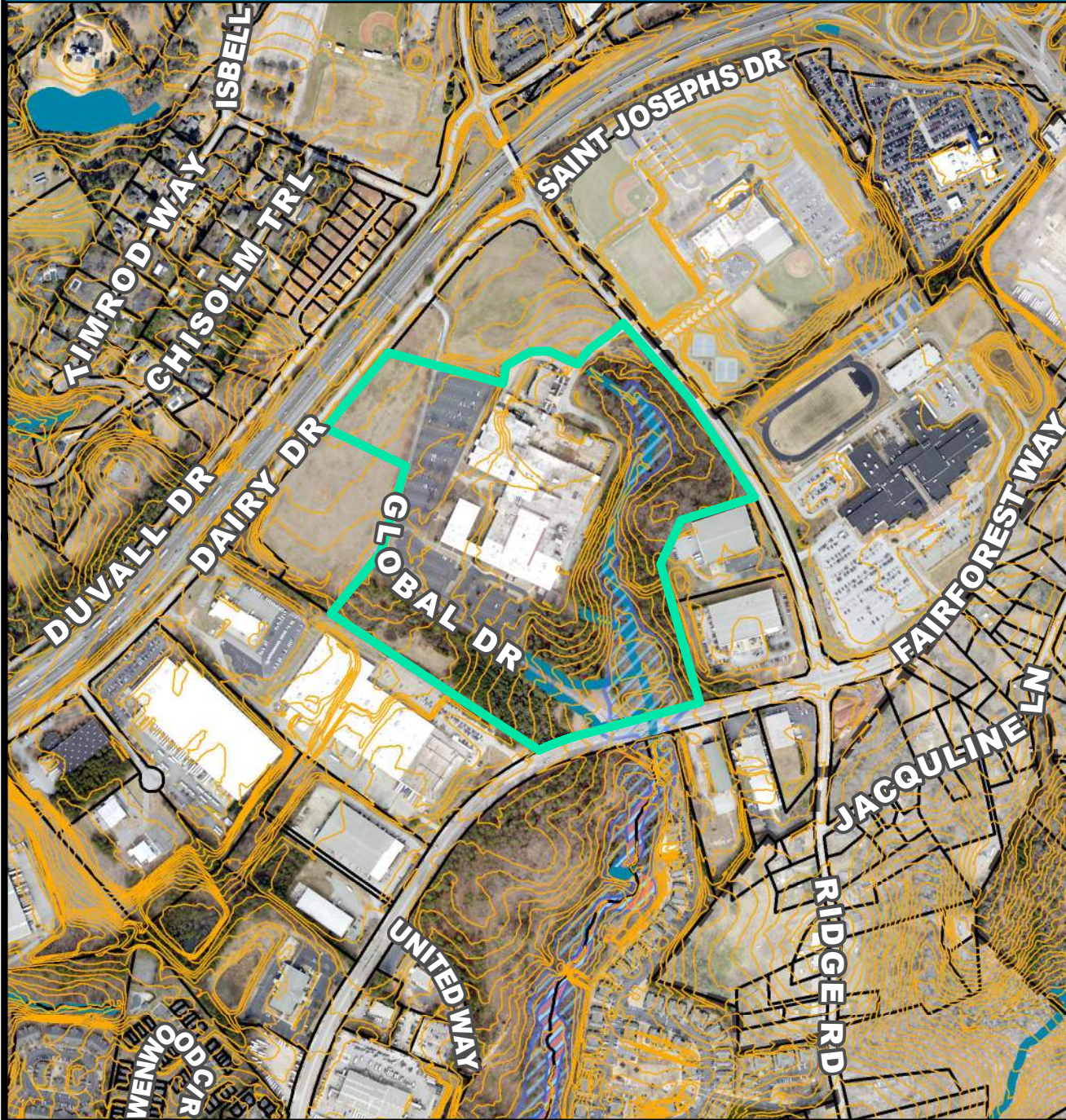


FUTURE LAND USE

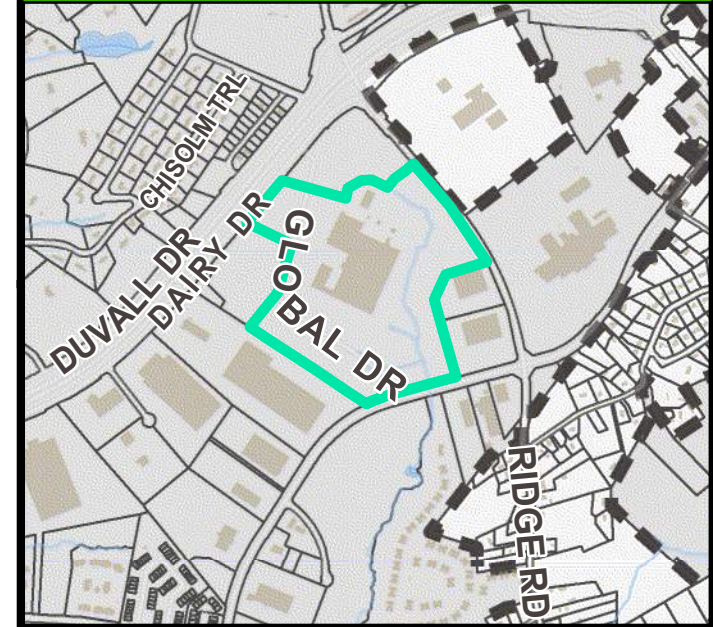




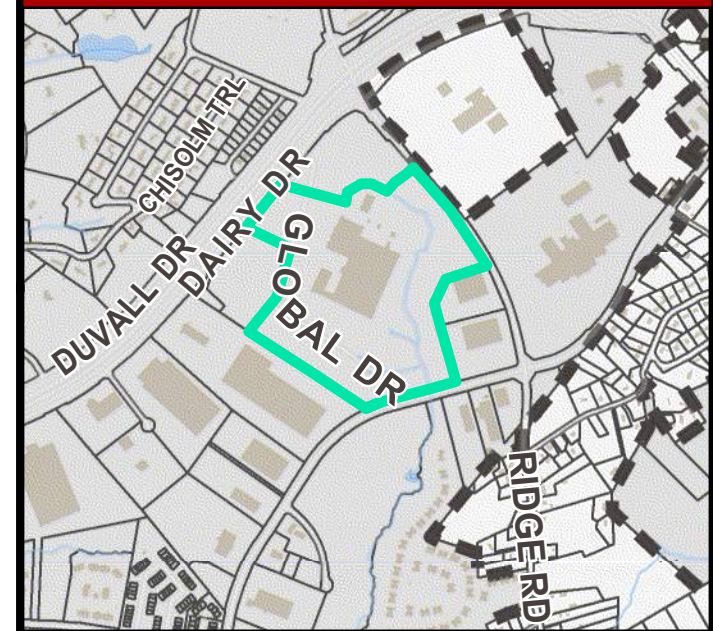
NATURAL / ENVIRONMENTAL FEATURES



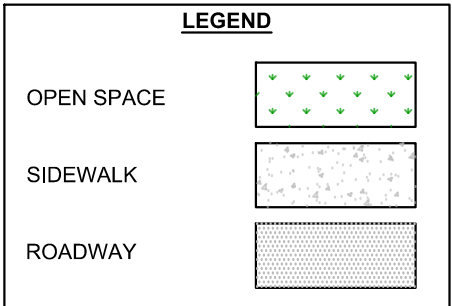
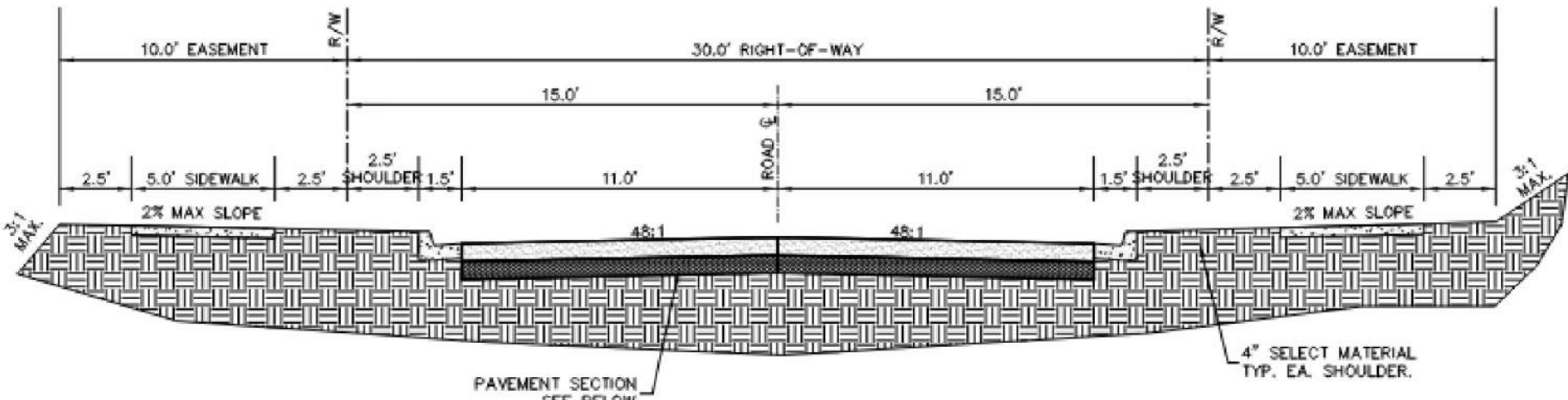
SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS







LOCATION MAP  
N.T.S.

ALSTON PARK TOWNHOMES

OWNER  
FAIR FOREST OF GREENVILLE, LLC  
28 GLOBAL DRIVE SUITE 100  
GREENVILLE, SC 29607  
(864)346-9879  
RICKCAUTHE@PACGC.COM

DEVELOPER  
WHITELANE ACQUISITIONS, LLC  
PO BOX 1552  
GREENVILLE, SC 29602  
(770)596-5370  
CHRIS@SOUTHERNID.COM

SURVEYOR  
SITE DESIGN, INC.  
225 ROCKY CREEK ROAD  
GREENVILLE, SC 29615

ENGINEER  
PAUL TALBERT, PE  
SEAMON WHITESIDE & ASSOCIATES, INC.  
508 RHETT STREET, SUITE 101  
GREENVILLE, SC 29601

TAX MAP NUMBER: M011010100307  
DEED BOOK 2051, PAGE 1913  
PLAT BOOK 47-F, PAGE 97  
ZONING: S-1

PROPOSED ROAD LENGTH: +/- 2,376 LF = +/- 0.45 MILES

SETBACKS:

FRONT = 10'  
REAR = 10'

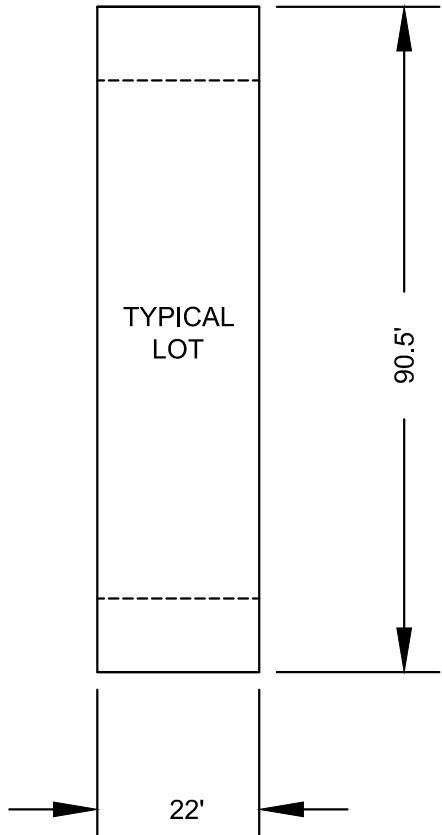
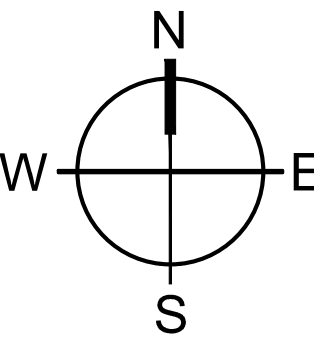
DENSITY TABLE:

ACREAGE: +/- 8.55 ACRES  
OPEN SPACE: +/- 2.49 ACRES (PLUS ADDITIONAL ON-LOT OPEN SPACE AS DETERMINED BY APPROVED LANDSCAPE PLAN)  
TYPE OF DEVELOPMENT: TOWNHOMES  
UNITS: 78 LOTS  
DENSITY: 9.12 LOTS/ACRE  
MINIMUM LOT SIZE: 1878 SF  
TYPICAL LOT SIZE: 1991 SF

REQUIRED PARKING: 78 x 0.25 = 20 GUEST SPACES  
PROVIDED PARKING: 24 GUEST SPACES

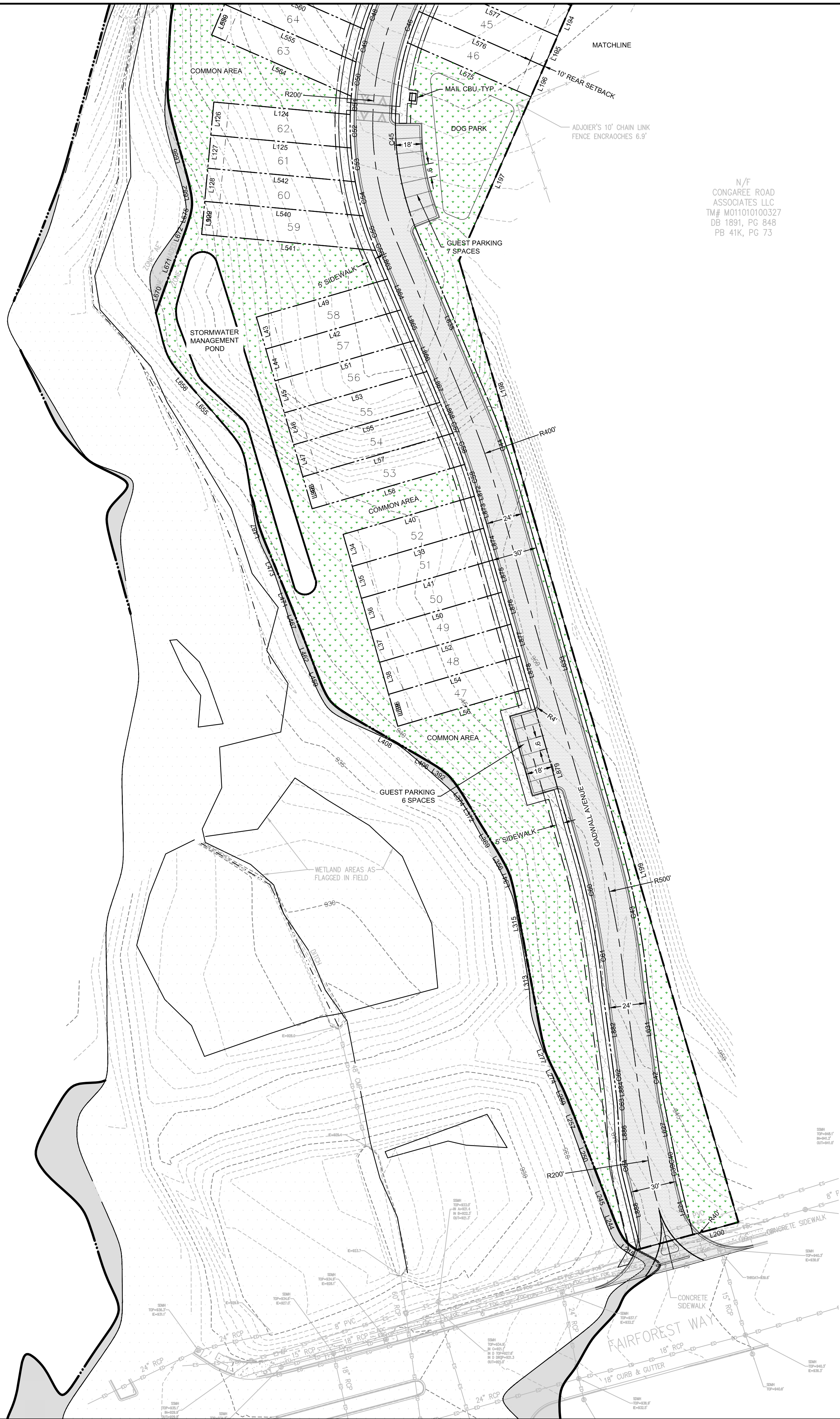
- NOTES:
- OPEN SPACE CANNOT BE FURTHER SUBDIVIDED OR USED FOR ANY OTHER PURPOSE.
  - STORMWATER MANAGEMENT POND AREA IS NOT TO BE INCLUDED IN OPEN SPACE
  - ANY CORNER LOT OR DOUBLE FRONTAGE LOT MAY ONLY ACCESS ONE ADJACENT STREET.
  - NEW ROADS ARE TO BE PRIVATELY OWNED AND MAINTAINED UPON COMPLETION OF THE DEVELOPMENT.
  - FOR PROPERTY ABUTTING STREAMS, PROPERTY LINE TO FOLLOW THE STREAM CENTERLINE
  - TRASH SERVICE WILL BE PROVIDED BY 3RD PARTY VENDOR USING ROLL CARTS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 45045C0412E, EFFECTIVE 8/18/2014, THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE'.

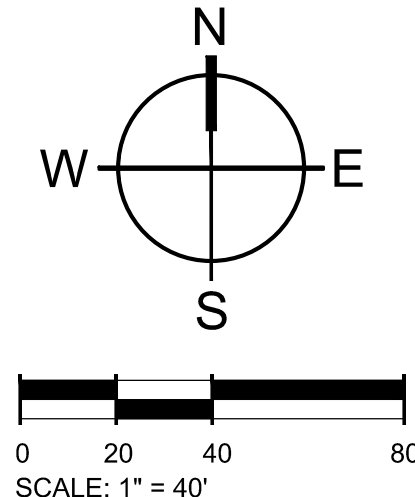


NO.	DESCRIPTION

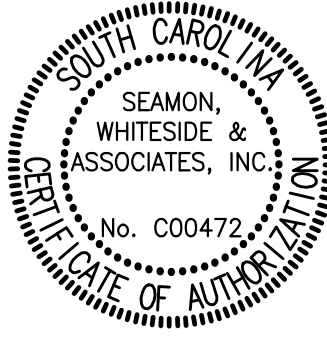




N/F  
CONGAREE ROAD  
ASSOCIATES LLC  
TM# M011010100327  
DB 1891, PG 848  
PB 41K, PG 73



MOUNT PLEASANT, SC  
843.884.1667  
GREENVILLE, SC  
864.298.0534  
SUMMERVILLE, SC  
843.972.0710  
SPARTANBURG, SC  
864.272.1272  
CHARLOTTE, NC  
980.312.5450  
WWW.SEAMONWHITESIDE.COM



# ALSTON PARK TOWNHOMES

CITY OF GREENVILLE, SOUTH CAROLINA

SW+ PROJECT: GR3945  
DATE: 01/05/2022  
DRAWN BY: DM  
CHECKED BY: PT

## REVISION HISTORY

NO.	DESCRIPTION	DATE

PRELIMINARY  
PLAT - 2



PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	1991.00	0.05	225.000
2	1991.00	0.05	225.000
3	1991.00	0.05	225.000
4	1991.00	0.05	225.000
5	1991.00	0.05	225.000
6	1991.00	0.05	225.000
7	1991.00	0.05	225.000
8	1991.00	0.05	225.000
9	1991.00	0.05	225.000
10	1991.00	0.05	225.000
11	1991.00	0.05	225.000
12	1991.00	0.05	225.000
13	1991.00	0.05	225.000
14	1991.00	0.05	225.000
15	1991.00	0.05	225.000
16	1992.38	0.05	225.305
17	2024.60	0.05	225.751
18	1991.00	0.05	225.000
19	1991.00	0.05	225.000
20	1991.00	0.05	225.000
21	1991.00	0.05	225.000
22	1991.00	0.05	225.000
23	1991.00	0.05	225.000
24	1991.00	0.05	225.000
25	1991.00	0.05	225.000
26	1991.00	0.05	225.000
27	1991.00	0.05	225.000
28	1878.50	0.04	216.213
29	1878.50	0.04	216.213
30	1991.00	0.05	225.000
31	1991.00	0.05	225.000
32	1991.00	0.05	225.000
33	1991.00	0.05	225.000
34	1991.00	0.05	225.000
35	1991.00	0.05	225.000
36	1991.00	0.05	225.000
37	1991.00	0.05	225.000
38	2092.07	0.05	234.181
39	2150.40	0.05	239.283
40	2171.49	0.05	241.250
41	2172.51	0.05	241.501
42	2172.51	0.05	241.501
43	1991.00	0.05	225.000
44	1991.00	0.05	225.000
45	1991.00	0.05	225.000
46	1981.39	0.05	223.739
47	1991.03	0.05	225.003
48	1991.03	0.05	225.003
49	1991.03	0.05	225.003
50	1991.03	0.05	225.003

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
51	1991.03	0.05	225.003
52	1991.03	0.05	225.003
53	2300.19	0.05	252.686
54	2248.19	0.05	248.498
55	2191.10	0.05	243.345
56	2133.93	0.05	238.148
57	2076.76	0.05	232.951
58	2019.59	0.05	227.753
59	2426.45	0.06	267.363
60	2233.21	0.05	248.684
61	2098.52	0.05	235.723
62	2017.32	0.05	227.930
63	2150.07	0.05	240.762
64	2046.37	0.05	230.767
65	1993.96	0.05	225.763
66	1987.92	0.05	224.756
67	1991.00	0.05	225.000
68	1991.00	0.05	225.000
69	1991.00	0.05	225.000
70	1991.00	0.05	225.000
71	1991.08	0.05	225.028
72	1994.33	0.05	225.437
73	1991.00	0.05	225.000
74	1991.00	0.05	225.000
75	1991.00	0.05	225.000
76	1991.00	0.05	225.000
77	1991.00	0.05	225.000
78	1991.00	0.05	225.000

PARCEL LINE TABLE		
Line #	Bearing	Length
L33	S73°47'36"W	90.50
L34	S15°53'28"E	22.00
L35	S15°53'28"E	22.00
L36	S15°53'28"E	22.00
L37	S15°53'28"E	22.00
L38	S15°53'28"E	22.00
L39	S15°53'28"E	22.00
L40	S73°47'36"W	90.50
L41	S73°47'36"W	90.50
L42	S73°50'02"W	93.10
L43	S16°12'24"E	22.00
L44	S16°12'24"E	22.00
L45	S16°12'24"E	22.00
L46	S16°12'24"E	22.00
L47	S16°12'24"E	22.00
L48	S16°12'24"E	22.07
L49	S73°50'02"W	90.50
L50	S73°47'36"W	90.50
L51	S73°50'02"W	95.70
L52	S73°47'36"W	90.50
L53	S73°50'02"W	98.30
L54	S73°47'36"W	90.50
L55	S73°50'02"W	100.89
L56	S73°47'36"W	90.50
L57	S73°50'02"W	103.45
L58	S73°47'36"W	105.09
L59	N34°22'35"W	31.28
L60	N34°22'35"W	22.00
L61	N34°22'35"W	22.00
L62	N34°22'35"W	22.00
L63	N34°22'35"W	22.00
L64	N34°22'35"W	22.00
L65	N34°22'35"W	22.00
L66	N34°22'35"W	36.27
L67	N79°22'35"W	21.21
L68	S55°37'25"W	45.57
L73	S23°43'02"W	9.95
L74	S23°43'02"W	22.00
L75	S23°43'02"W	22.00
L76	S23°43'02"W	22.00
L77	S23°43'02"W	22.00
L78	S23°43'02"W	22.00
L79	S23°43'02"W	3.41
L80	N55°37'25"E	90.50
L81	N34°22'35"W	22.00
L82	N34°22'35"W	22.00
L83	N34°22'35"W	22.00
L84	N34°22'35"W	22.00
L85	N34°22'35"W	22.00
L86	N34°22'35"W	22.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L87	N55°37'25"E	90.50
L88	N55°37'25"E	90.50
L89	N55°37'25"E	90.50
L90	N55°37'25"E	90.50
L91	N55°37'25"E	90.50
L92	N55°37'25"E	90.50
L93	S40°34'23"E	22.00
L94	S40°34'23"E	22.00
L95	S40°34'23"E	22.00
L96	S40°34'23"E	22.00
L97	S40°34'23"E	22.00
L98	S40°34'23"E	22.00
L99	N49°25'37"E	90.50
L100	S40°34'23"E	3.28
L101	S40°34'23"E	22.00
L102	S40°34'23"E	22.00
L103	S40°34'23"E	22.00
L104	S40°34'23"E	22.00
L105	S40°34'23"E	22.00
L106	S40°34'23"E	22.00
L107	S40°34'23"E	255.62
L109	S34°22'35"E	210.98
L110	S10°37'25"W	21.21
L111	S55°37'25"W	45.57
L115	S23°43'02"W	13.36
L116	S23°43'02"W	22.00
L117	S23°43'02"W	22.00
L118	S23°43'02"W	22.00
L119	S23°43'02"W	22.00
L120	S23°43'02"W	22.00
L121	N49°25'37"E	90.50
L122	N49°25'37"E	90.50
L123	N49°25'37"E	90.50
L124	N84°44'53"W	90.63
L125	N84°44'53"W	93.15
L126	S05°15'07"W	22.00
L127	S05°15'07"W	22.00
L128	S05°15'07"W	22.00
L129	S05°15'07"W	22.00
L130	N66°16'58"W	98.75
L131	N66°16'58"W	98.50
L132	S23°43'02"W	22.00
L133	S23°43'02"W	22.00
L134	S23°43'02"W	22.00
L135	S23°43'02"W	22.00
L136	S23°43'02"W	22.00
L137	N55°37'25"E	90.50
L138	N41°35'54"E	50.72
L139	N47°33'30"E	37.61
L140	N50°55'34"E	39.63

PARCEL LINE TABLE		
Line #	Bearing	Length
L141	N50°55'34"E	30.01
L142	N50°55'34"E	13.23
L143	N50°03'32"E	34.55
L144	N52°04'31"E	9.99
L146	N75°38'42"E	8.30
L148	N49°25'37"E	8.76
L149	S40°34'23"E	22.00
L150	S40°34'23"E	22.00
L151	S40°34'23"E	22.00
L152	S40°34'23"E	22.00
L153	S40°34'23"E	22.00
L154	S40°34'23"E	22.00
L155	S40°34'23"E	18.00
L156	S40°34'23"E	22.00
L157	S40°34'23"E	22.00
L158	S40°34'23"E	22.00
L159	S40°34'23"E	22.00
L160	S40°34'23"E	22.00
L161	S40°34'23"E	18.00
L162	S40°34'23"E	22.00
L163	S40°34'23"E	22.00
L164	S40°34'23"E	22.00
L165	S40°34'23"E	22.00
L166	S40°34'23"E	22.00
L167	S40°34'23"E	8.19
L168	S34°22'35"E	19.42
L169	S34°22'35"E	22.72
L170	S34°22'35"E	22.00
L171	S34°22'35"E	22.00
L172	S34°22'35"E	22.00
L173	S34°22'35"E	20.00
L174	S34°22'35"E	22.00
L175	S34°22'35"E	22.00
L176	S34°22'35"E	22.00
L177	S34°22'35"E	22.00
L178	S34°22'35"E	31.78
L179	S34°22'35"E	30.00
L180	S34°22'35"E	32.50
L181	S34°22'35"E	22.00
L182	S34°22'35"E	22.00
L183	S34°22'35"E	22.00
L184	S34°22'35"E	22.00
L185	S34°22'35"E	32.00
L186	S34°22'35"E	22.00
L187	S34°22'35"E	22.00
L188	S34°22'35"E	22.00
L189	S34°22'35"E	30.61
L190	S71°37'30"W	125.36
L191	S71°37'30"W	224.65
L192	S23°43'02"W	14.02

PARCEL LINE TABLE		
Line #	Bearing	Length
L193	S23°43'02"W	22.00
L194	S23°43'02"W	22.00
L195	S23°43'02"W	22.00
L196	S23°43'02"W	22.00
L197	S23°43'02"W	118.08
L198	S16°09'58"E	179.88
L199	S16°12'24"E	482.88
L200	S74°48'51"W	31.12
L215	N53°27'04"W	2.29
L244	N22°25'51"W	4.91
L245	N21°00'57"W	29.60
L250	N21°10'51"W	31.98
L257	N40°34'23"W	14.76
L259	N23°04'10"W	4.90
L274	N26°48'58"W	12.01
L277	N20°37'25"W	2.39
L313	N10°41'33"W	52.02
L315	N10°34'08"W	27.25
L341	N16°34'44"W	2.45
L356	N29°25'31"W	4.92
L369	N31°33'50"W	19.83
L372	N31°18'04"W	19.84
L374	N31°48'43"W	4.95
L392	N54°32'29"W	2.41
L406	N59°27'54"W	9.77
L408	N59°58'22"W	46.52
L459	N21°40'11"W	7.35
L462	N20°53'08"W	27.09
L467	N21°15'23"W	19.68
L471	N21°55'25"W	12.22
L473	N22°20'12"W	31.72
L487	N18°34'54"W	2.42
L494	N55°37'25"E	90.50
L495	S55°37'25"W	75.50
L496	N79°22'35"W	21.21
L497	N34°22'35"W	7.00
L498	N34°22'35"W	22.00
L499	N34°22'35"W	22.00
L500	N34°22'35"W	22.00
L501	N34°22'35"W	17.50
L502	N10°37'25"E	21.21
L503	N55°37'25"E	75.50
L504	S55°37'25"W	75.50
L505	N79°22'35"W	21.21
L506	N34°22'35"W	16.78
L507	N34°22'35"W	22.00
L508	N34°22'35"W	22.00
L509	N34°22'35"W	22.00
L510	N34°22'35"W	22.00
L511	N34°22'35"W	20.00

PARCEL LINE TABLE		
Line #	Bearing	Length
L512	N34°22'35"W	22.00
L513	N34°22'35"W	22.00
L514	N34°22'35"W	22.00
L515	N34°22'35"W	20.20
L519	N40°34'23"W	8.24
L520	N40°34'23"W	22.00
L521	N40°34'23"W	22.00
L522	N40°34'23"W	22.00
L523	N40°34'23"W	22.00
L524	N40°34'23"W	18.00
L525	N40°34'23"W	22.00
L526	N40°34'23"W	22.00
L527	N40°34'23"W	22.00
L528	N40°34'23"W	22.00
L529	N40°34'23"W	22.00
L530	N40°34'23"W	18.00
L531	N40°34'23"W	22.00
L532	N40°34'23"W	22.00
L533	N40°34'23"W	22.00
L534	N40°34'23"W	22.00
L535	N40°34'23"W	22.00
L536	N40°34'23"W	22.00
L537	N40°34'23"W	15.88
L538	N49°25'37"E	90.50
L539	N49°25'37"E	90.50
L540	N84°44'53"W	105.43
L541	N84°44'53"W	115.66
L542	N84°44'53"W	98.03
L543	N66°16'58"W	90.50
L544	S23°43'02"W	13.36
L545	S23°43'02"W	22.00
L546	S23°43'02"W	22.00
L547	S23°43'02"W	22.00
L548	S23°43'02"W	22.00
L549	N66°16'58"W	90.50
L550	S66°16'58"E	90.50
L551	S66°16'58"E	90.50
L552	S66°16'58"E	90.83
L553	N66°16'58"W	90.50
L554	N66°16'58"W	90.50
L555	N66°18'40"W	94.97
L556	S23°00'52"W	22.00
L557	S23°00'52"W	22.02
L558	S23°00'52"W	22.00
L559	S23°00'52"W	22.00
L560	N66°18'47"W	91.46
L561	N66°16'51"W	90.26
L562	N66°16'58"W	90.50
L563	N49°25'37"E	90.50
L564	N66°18'33"W	100.92





Virtual Tour Available

**Neighborhood Meeting****Project Name:**

Alston Park Townhomes

**Location:**

Global Business Park

**Time of the meeting:**

6:00 PM

**Date:**

2/7/2022

**Representative holding meeting:**

Christopher Caney

Name	Street Address	Email
1 Terry Crosby SACS	100 St-Joseph's Drive	tcrosby@sjcatholicsschool.org
2 Michael Atkinson	1324 ridge RD	mr. ATKinson 1970.45@gmail
3 Philip Farmer	28 Global D	farmerphil65@yahoo.com
4 Austin Rutherford	206 S. Main St	arutherford@greenville.sc.gov
5 Paul Pow	206 S. Main St.	p.pow@greenville.sc.gov
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		



## Austin Rutherford

---

**From:** Christopher Laney <chris@southernid.com>  
**Sent:** Tuesday, February 8, 2022 11:10 AM  
**To:** Austin Rutherford  
**Cc:** David White  
**Subject:** Alston Park Community Meeting Summary  
**Attachments:** AlstonPark\_CommunityMeetingSignIn.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Austin,

Attached is the sign-in sheet from the Alston Park developer-led neighborhood meeting last night. We had two nearby property owners in attendance in addition to staff members from the City of Greenville and the property owner.

Topics discussed were:

1. Subject site size and proximity to the surrounding roads
2. Layout of the proposed development including site of homes, number of homes, open space, recreational areas, & provided guest parking
3. Engineering overview including lot widths/depths, road profiles, sidewalks, and stormwater management
4. Renderings of the site and conceptual home types

Questions from the Audience were:

1. Does this project use/interfere with the corner vacant lot at Ridge Road? (Answer: No, we are only under contract for the 8.55 acres)
2. Will we perform any Ridge Road improvements? (Answer: Traffic study being completed and will address any needs as identified by 3rd party engineer)
3. Are we using the existing retention basin at Global Office Park? (Answer: No, City requested we install new basins outside of floodplain)
4. Timing of approvals & development? (Answer: Submitting for March 17 Planning Commission, Permits/Approval Fall 2022, Commence 1st Qtr 2023)
5. Clarify access points? (Answer: At City's request, removed cul-de-sac and added right-in/right-out on Fairforest making 3 access points)

Without any further questions, the group adjourned at 6:30.

Thank you,  
Chris Laney

-----  
Christopher Laney  
Managing Partner  
Southern Investment & Development



Direct: 770-596-5370  
P.O. Box 1552  
Greenville, SC 29602  
[chris@southernid.com](mailto:chris@southernid.com)